

FIRST FLOOR OFFICE SUITES IN A MODERN BUILDING WITH PARKING

TO LET

£18 ft²



Suites 5 & 7 – 250 - 500 ft² (23.2 – 46.4 m²)

SANDHURST HOUSE, 297 YORKTOWN ROAD SANDHURST, GU47 0QA

**7 Alexandra Road
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Hampshire
GU14 6BU**

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- ▶ **Private Car Park - 1 Reserved Parking Space Per Office Suite**
- ▶ **Door Entry System**
- ▶ **Separately Metered Electric Supply**
- ▶ **Good Natural Light**
- ▶ **Walking Distance to Local Shops including a Waitrose**
- ▶ **Suites can be taken combined or separately**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Sandhurst House is located on the Yorktown Road (College Town end) which is situated North West of Camberley Town Centre. Sandhurst has a good mixture of shops within walking distance including Waitrose, Next, Costas and The Meadows shopping centre the latter occupied by Marks & Spencers and Tesco. Junction 4 of the M3 is within a short drive as is Blackwater Train Station, which is on the Reading-Redhill line, and has dedicated trains running to Gatwick.

DIRECTIONS

From junction 4 of the M3 head North along the Blackwater Relief road straight over The Meadows roundabout, towards Bracknell, after the first set of traffic lights filter into the right hand lane, and turn right at the traffic lights, at the roundabout turn left into Yorktown Road, Sandhurst House comes up after approximately 1 mile on the right hand side.



Reception Area



Suite 5 Looking through the doors to Suite 7



Suite 7

DESCRIPTION

A modern two-storey detached office building with a private car park. Suites 5 & 7 are available to lease on new terms to be agreed, these suites are located on the first floor at the front of the building.

AMENITIES

- Serviced toilet and kitchen facilities
- Double-glazed sealed unit windows
- Door entry system
- Suspended ceilings with inset LED lighting
- Air Cooling
- Each Suite has one reserved parking space

Suite No.	Size (ft ²)	Description	Rent	Service Charge pa
5	250	First Floor Front	£18.00 sq ft An annual rent of £4,500 exclusive of all other outgoings £375 pcm.	£1,573
7	250	First Floor Front	£18.00 sq ft An annual rent of £4,500 exclusive of all other outgoings £375 pcm.	£1,573

Service Charge

The rent for each suite is £4,500 per annum (£375 pcm), which equates to £18.00 per sq. ft. The service charge for each suite is £1,573 pa which includes most outgoings with the exception of water and Buildings Insurance. The tenant will also have to arrange their own contents insurance and all installation and ongoing costs involved with telephone and data charges.

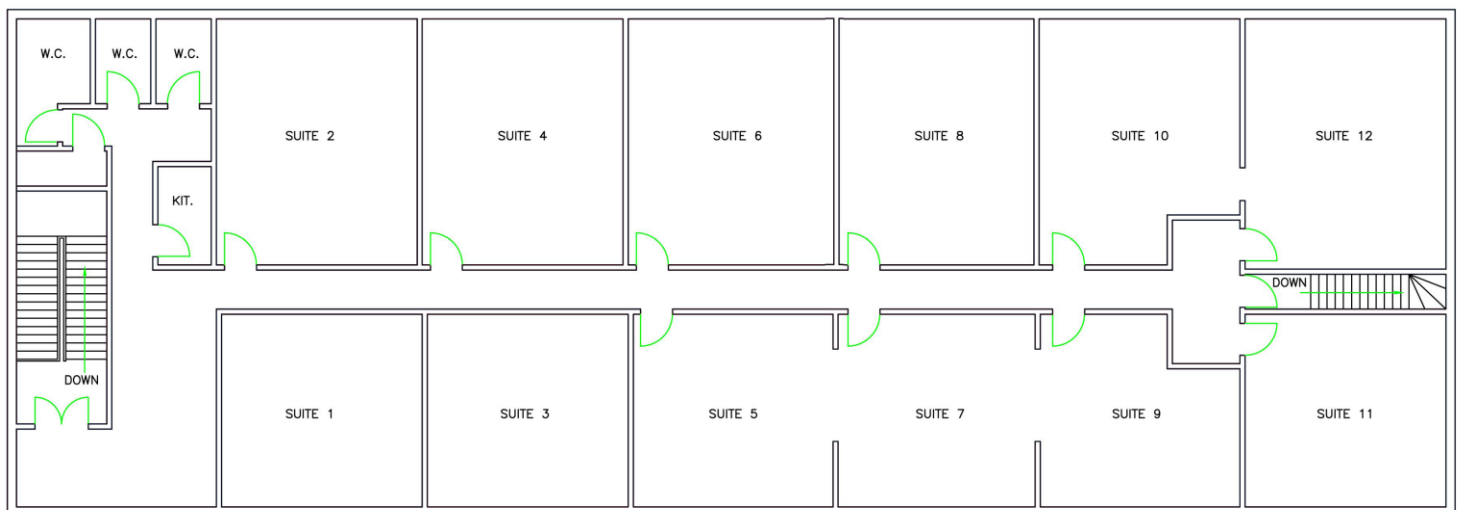
Business rates are excluded from the rent, however, the business rates are below the Small Business Rates Relief threshold, so as long as it is your only business premises, then 100% rates relief will apply.

All figures are exclusive of VAT, and VAT will be chargeable at the prevailing rate on all outgoings.

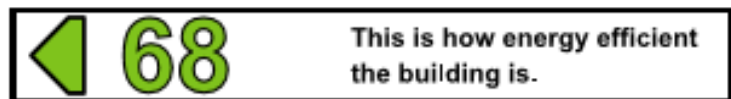
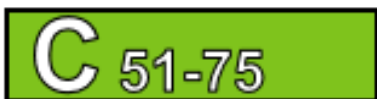
LEASE TERMS

The office suite is available on new lease terms with length of term by agreement.

FLOOR LAYOUT



ENERGY PERFORMANCE CERTIFICATE (EPC)



VIEWING

Strictly by appointment with the agent:

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REF
18/016C – Suites 5 & 7